

IN RE: PETITION FOR SPECIAL EXCEPTION	* BEFORE THE
SE/S Stevenson Lane, 170' SE of	* DEPUTY ZONING COMMISSIONER
the c/l of Haddon Avenue	* OF BALTIMORE COUNTY
(25 Stevenson Lane)	* Case No. 96-327-X
9th Election District	*
4th Councilmanic District	
Woodbrook Baptist Church	
Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 25 Stevenson Lane, located in the vicinity of Bellona Avenue and Charles Street in Rodgers Forge. The Petition was filed by the owner of the property, the Woodbrook Baptist Church, by C. Laurence Jenkins, Jr., Chairman, Building Committee. The Petitioner seeks approval of a columbarium adjacent to the sanctuary on the subject site, pursuant to Section 1B02.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were C. Laurence Jenkins, Jr., a representative of the Woodbrook Baptist Church, and attorney at law, and George E. Gavrelis, Professional Engineer with Daft-McCune-Walker, Inc., the engineering firm who assisted in the preparation of the site plan for this project. There were no Protestants present.

Testmony and evidence offered revealed that the subject property consists of 4.445 acres, more or less, zoned D.R. 3.5 and is the site of the Woodbrook Baptist Church. The property is improved with a two-story frame dwelling, a multi-level brick building which houses the Church, and accessory parking area. The Petitioners propose to construct two additions

ORDER RECEIVED FOR FILING

Date 7/24/96

By [Signature]

RECEIVED

to the existing building, one of which will contain a new sanctuary and the other will provide much needed office space. In conjunction with the proposed improvements, the Petitioners seek approval to construct a small columbarium adjacent to the new sanctuary. The proposed columbarium will utilize an area of approximately 0.101 acres of the overall site and will have the capacity to hold 80 vaults. Due to the D.R. 3.5 zoning of the property, the requested special exception relief is necessary in order to proceed as proposed. The Petitioners also requested an extension of the time period in which to utilize the special exception relief, if granted, so that they have five years from the date of this Order in which to commence construction. Testimony revealed that the proposed columbarium will be incorporated into the new sanctuary addition and it is not known at the present time when construction of that addition will begin.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 3.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a spe-

ORDER RECEIVED FOR FILING
Date 1/24/96
By [Signature]

cial exception use, irrespective of its location within the zone.
Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of April, 1996 that the Petition for Special Exception seeking approval of a columbarium adjacent to a proposed sanctuary on the subject site, pursuant to Section 1B02.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

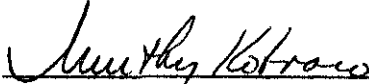
IT IS FURTHER ORDERED that the Petitioners shall have five (5) years from the date of this Order in which to utilize the special exception relief granted herein.

ORDER RECEIVED FOR FILING

Date

By

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 24, 1996

Mr. C. Laurence Jenkins, Jr.
Chairman, Building Committee
Woodbrook Baptist Church
111 S. Calvert Street, Suite 1400
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Stevenson Lane, 170' SE of the c/l of Haddon Avenue
(25 Stevenson Lane)
9th Election District - 4th Councilmanic District
Woodbrook Baptist Church - Petitioner
Case No. 96-327-X

Dear Mr. Jenkins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. George E. Gavrelis, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286

People's Counsel

✓ File





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 25 Stevenson Lane, Baltimore, MD. 21212

which is presently zoned DR-3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a columbarium adjacent to the sanctuary pursuant to Section 1Bo2.1 Cemeteries. The area involved will be 0.101 acres which is a rectangle approximately 40' by 110'. Such use which will be in a serene setting and not visible from the road, will not be detrimental to the health, safety and general welfare of the community, will not create any congestion, will not create any fire hazard, will not overcrowd the land, will not interfere with the adequate provision of other public facilities, interfere with light and air, will not be inconsistent with the zoning classification, or be inconsistent with the impermeable vegetative retention provisions of the zoning regulations. The columbarium will contain a total of eighty (80) vaults.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee.

Legal Owner(s):

(Type or Print Name)

Woodbrook Baptist Church

(Type or Print Name)

Signature

Signature C. Laurence Jenkins, Jr.
Chairman, Building Committee

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

Suite 1400, 111 S. Calvert St 783-6300
Address Phone No

(Type or Print Name)

C. Laurence Jenkins, Jr.

Baltimore, MD 21202
City State Zipcode

Name, Address and phone number of representative to be contacted.

Signature

DMW
Charles Main II
Name

Address

Phone No.

200 E Penn. Ave. 296-3333
Address Phone No.
21286

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hour
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JF DATE 2/27/94

326

ORDER RECEIVED FOR FILING

Date

By



Description

96-327-X

To Accompany Petition for Special Exception

0.101 Acre Parcel

Woodbrook Baptist Church

Ninth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Stevenson Lane (80 feet wide) with the centerline of Haddon Avenue (as Haddon Avenue now extends in a northerly direction from Stevenson Lane), viz: (1) Northeasterly along the centerline of Stevenson Lane 220 feet, more or less, and thence (2) Southeasterly radially from said centerline 170 feet, more or less, to the point of beginning, thence leaving said point of beginning and running for the four following courses and distances, viz: (1) North 53 degrees 14 minutes 30 seconds East 110.00 feet, thence (2) South 36 degrees 45 minutes 30 seconds East 40.00 feet, thence (3) South 53 degrees 14 minutes 30 seconds West 110.00 feet, and thence (4) North 36 degrees 45 minutes 30 seconds West 40.00 feet to the point of beginning; containing 0.101 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 1, 1996

Project No. 93082.C (L93082C)



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-327-X

District 9th

Date of Posting 3-22-96

Posted for: April 10, 1996 HEARINGS

Petitioner: Woodbrook Baptist Church

Location of property: 25 Stevenson Lane

Location of Sign: _____

Remarks: _____

Posted by Mark Gavel
Signature

Date of return: _____

Number of Signs: _____

APPROVED



NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #96-327-X
(Item 326)

25 Stevenson Lane
SE/S Stevenson Lane, 170 SE
of 47th Haddon Avenue
9th Election District
4th Councilmanic

Legal Owner(s):
Woodbrook Baptist Church
Special Exception: for a co-
lumbium adjacent to the
sanctuary.
Hearing: Wednesday, April 10,
1996 at 11:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the file and/or hearing,
Please Call 887-3391.

3/104 Mar 14 C37149

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

016055

96-327-X

AMOUNT \$ 335.00

RECEIVED FROM: Woodbrook Baptist Church

050 Special Ex. -- 300 - Taken by: JRF
080 Sign ---- 35 - ITEM # 326

FOR: _____

156 (156) 0603/11
 335.00
 156 (156) 0603/11
 335.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 326 Petitioner: Woodbrook Baptist Church

Location: 25 Stevenson Lane, Baltimore, MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Richard Ransom C. Lawrence Senkms Jr.

ADDRESS: 25 Stevenson Lane Suite 1400, 111 S. Calvert St.
Baltimore, MD 21212 Balto, MD 21202

PHONE NUMBER: 783-6300



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



North

date: _____ prepared by: _____ Scale of Drawing: 1"= _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#:

Zoning: _____

Lot size: _____

acreage _____ square feet _____

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF REASSIGNMENT

Resscheduled from 4/10/96
CASE NUMBER: 96-327-X (Item 326)
25 Stevenson Lane
SE/S Stevenson Lane, 170' SE of c/l of Haddon Avenue
9th Election District - 4th Councilmanic
Legal Owner: Woodbrook Baptist Church

Special Exception for a columbarium adjacent to the sanctuary.

HEARING: FRIDAY, APRIL 19, 1996 at 9:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: C. Laurence Jenkins, Jr., Esq.
Woodbrook Baptist Church



TO: PUTUXENT PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:

C. Lawrence Jenkins, Jr., Esq.
111 S. Calvert Street, #1400
Baltimore, MD 21202
783-6300

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-327-X (Item 326)
25 Stevenson Lane
SE/S Stevenson Lane, 170' SE of c/l of Haddon Avenue
9th Election District - 4th Councilmanic
Legal Owner: Woodbrook Baptist Church

Special Exception for a columbarium adjacent to the sanctuary.

HEARING: WEDNESDAY, APRIL 10, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-327-X (Item 326)
25 Stevenson Lane
SE/S Stevenson Lane, 170' SE of c/l of Haddon Avenue
9th Election District - 4th Councilmanic
Legal Owner: Woodbrook Baptist Church

Special Exception for a columbarium adjacent to the sanctuary.

HEARING: WEDNESDAY, APRIL 10, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: C. Lawrence Jenkins, Jr., Esq.
Daft-McCune-Walker, Inc./Charles Main, III

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 3, 1996

C. Laurence Jenkins, Jr.
Woodbrook Baptist Church
Suite 1400
111 S. Calvert Street
Baltimore, MD 21202

RE: Item No.: 326
Case No.: 96-327-A
Petitioner: C. Laurence Jenkins

Dear Mr. Jenkins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 18, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

100-286038-122001



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: WOODBROOK BAPTIST CHURCH

Location: SE/5 STEVENSON LA. 170' SE OF CENTERLINE (25 WOODBROOK LA. --
WOODBROOK BAPTIST CHURCH)

Item No.: 326

Zoning Agenda: SPECIAL HEARING

Gentlemen:

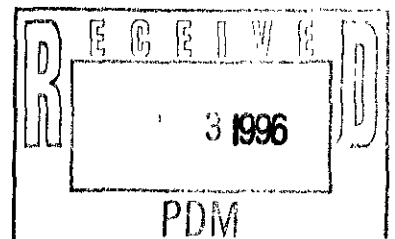
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-8-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 326 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: March 13, 1996

FROM: Arnold F. "Pat" Keller, III, Director, PO

SUBJECT: 25 Stevenson Lane

INFORMATION:

Item Number: 326

Petitioner: Woodbrooke Baptist Church

Property Size: _____

Zoning: Dr-3.5

Requested Action: Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The proposed columbarium would be incorporated within a new addition to the sanctuary of the church. The subject site is located within a Community Conservation area, Outer Neighborhood, as designated by the Towson Community Plan. The requested Special Exception for an 80 vault columbarium is consistent with the Towson Community Plan; therefore, this office supports the applicant's request.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

RECEIVED

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 18, 1996

FROM: *Robert* Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for March 18, 1996
 Item No. 326

The Development Plans Review Division has reviewed the subject zoning item. The submitted Schematic Landscape Plan generally addresses the landscape issues of the additions and changes. A more detailed review will be forthcoming with the Development Plan Review.

RWB:jrb

cc: File

ZONE2B

PETITION PROBLEMS

#326 --- JRF

1. No address for attorney.
2. No telephone number for attorney.

#328 --- JLL

1. Who signed for attorney on Special Hearing petition?
Authorization??

RE: PETITION FOR SPECIAL EXCEPTION
25 Stevenson Lane, SE/S Stevenson Lane,
170' SE of c/l of Haddon Avenue
9th Election District, 4th Councilmanic

Woodbrook Baptist Church
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-327-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to C. Laurence Jenkins, Jr., Esquire, 111 S. Calvert Street, Suite 1400, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

WILKINSON

WASHINGTON, D. C. 20006
1616 H STREET, N. W.
202-737-0512

NILES, BARTON & WILMER
ATTORNEYS AT LAW
1400 LEGG MASON TOWER
111 S. CALVERT STREET
BALTIMORE, MARYLAND 21202-6185

410-783-6300

3/19/96
96-1248
08
TO FS - do we
represent petitioners?
CABLE ADDRESS NILWO
TELEX 87-469-NILES LAW
EASY LINK 62927328
TELECOPIER 410-783-6363

WRITER'S DIRECT NUMBER
(410) 783-6405

March 15, 1996

Mr. Arnold Jablon
Director
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No: 96-327-X (Item 326)
Woodbrook Baptist Church

Dear Mr. Jablon:

I have received notice of the hearing on the subject case which has been scheduled for April 10, 1996. I am scheduled to be out of town that week and would therefore request that the case be set for another date either later in April or early May.

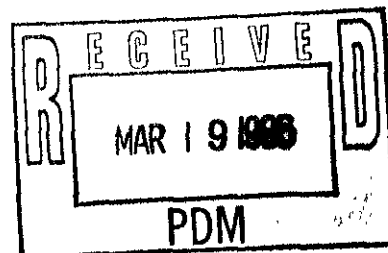
Thank you for your cooperation in this matter.

Very truly yours,

Laurence Jenkins, Jr.
C. Laurence Jenkins, Jr.

CLJ/smm
cc: Charles Main, III

clj\letters\JABLON M15



IN RE: PETITION FOR SPECIAL EXCEPTION
SE/S Stevenson Lane, 170' SE of
the c/l of Haddon Avenue
(25 Stevenson Lane)
9th Election District
4th Councilmanic District
Woodbrook Baptist Church
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-327-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 25 Stevenson Lane, located in the vicinity of Bellona Avenue and Charles Street in Rodgers Forge. The Petition was filed by the owner of the property, the Woodbrook Baptist Church, by C. Laurence Jenkins, Jr., Chairman, Building Committee. The Petitioner seeks approval of a columbarium adjacent to the sanctuary on the subject site, pursuant to Section 1B02.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were C. Laurence Jenkins, Jr., a representative of the Woodbrook Baptist Church, and attorney at law, and George E. Gavrelis, Professional Engineer with Daft-McCune-Walker, Inc., the engineering firm who assisted in the preparation of the site plan for this project. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 4.445 acres, more or less, zoned D.R. 3.5 and is the site of the Woodbrook Baptist Church. The property is improved with a two-story frame dwelling, a multi-level brick building which houses the Church, and accessory parking area. The Petitioners propose to construct two additions

to the existing building, one of which will contain a new sanctuary and the other will provide much needed office space. In conjunction with the proposed improvements, the Petitioners seek approval to construct a small columbarium adjacent to the new sanctuary. The proposed columbarium will utilize an area of approximately 0.101 acres of the overall site and will have the capacity to hold 80 vaults. Due to the D.R. 3.5 zoning of the property, the requested special exception relief is necessary in order to proceed as proposed. The Petitioners also requested an extension of the time period in which to utilize the special exception relief, if granted, so that they have five years from the date of this Order in which to commence construction. Testimony revealed that the proposed columbarium will be incorporated into the new sanctuary addition and it is not known at the present time when construction of that addition will begin.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 3.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a spe-

- 2 -

cial exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of April, 1996 that the Petition for Special Exception seeking approval of a columbarium adjacent to a proposed sanctuary on the subject site, pursuant to Section 1B02.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioners shall have five (5) years from the date of this Order in which to utilize the special exception relief granted herein.

Timothy M. Kotrocco
TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4/24/96
By [Signature]

TMK:bjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 24, 1996

Mr. C. Laurence Jenkins, Jr.
Chairman, Building Committee
Woodbrook Baptist Church
111 S. Calvert Street, Suite 1400
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Stevenson Lane, 170' SE of the c/l of Haddon Avenue
(25 Stevenson Lane)
9th Election District - 4th Councilmanic District
Woodbrook Baptist Church - Petitioner
Case No. 96-327-X

Dear Mr. Jenkins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotrocco
TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. George E. Gavrelis, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286

People's Counsel

File

Printed with Soy-based Ink
on Recycled Paper

Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 25 Stevenson Lane, Baltimore, MD. 21212
which is presently zoned DR-3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a columbarium adjacent to the sanctuary pursuant to Section 1B02.1 of the Baltimore County Zoning Regulations. The area involved will be 0.101 acres which is a rectangularly approximately 40' by 110'. Such use which will be in a serene setting and not visible from the road, will not be detrimental to the health, safety and general welfare of the community, will not create any congestion, will not create any fire hazard, will not overcrowd the land, will not interfere with the adequate provision of other public facilities, interfere with light and air, will not be inconsistent with the zoning classification, or be inconsistent with the impermeable vegetative retention provisions of the zoning regulations. The columbarium will contain a total of eighty (80) vaults.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessor
Type or Print Name
Signature
Address
City
State
Zipcode

Legal Owner:
Woodbrook Baptist Church
Signature: *C. Laurence Jenkins, Jr.*
Chairman, Building Committee
(Type or Print Name)
Signature

Suite 1400, 111 S. Calvert St. 783-6300

Address

Baltimore, MD 21202

Name, Address and phone number of representative to be contacted:

DMW
Charles Mann Jr.
200 E. Penn Ave. 786-2333

Address

City

State

Zipcode

ESTIMATE LENGTH OF HEARING: 1/2 HOUR

ALL OTHER: Next Two Months

REVIEWED BY: *[Signature]* DATE: 4/27/96

326

Description 96-327-X

To Accompany Petition for Special Exception

0.101 Acre Parcel

Woodbrook Baptist Church

Ninth Election District, Baltimore County, Maryland

DMW

Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4793

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning from the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Stevenson Lane (80 feet wide) with the centerline of Haddon Avenue (as Haddon Avenue now extends in a northerly direction from Stevenson Lane), viz: (1) Northeasterly along the centerline of Stevenson Lane 220 feet, more or less, and thence (2) Southeasterly radially from said centerline 170 feet, more or less, to the point of beginning, thence leaving said point of beginning and running for the four following courses and distances, viz: (1) North 53 degrees 14 minutes 30 seconds East 110.00 feet, thence (2) South 36 degrees 45 minutes 30 seconds East 40.00 feet, thence (3) South 53 degrees 14 minutes 30 seconds West 110.00 feet, and thence (4) North 36 degrees 45 minutes 30 seconds West 40.00 feet to the point of beginning; containing 0.101 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 1, 1996

Project No. 93082.C (L93082C)



Page 1 of 1

326

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

96-327-X

District: 9th Date of Posting: 3-22-96
Posted for: April 10, 1996 hearings
Petitioner: Woodbrook Baptist Church
Location of property: 25 Stevenson Lane
Location of Sign: _____
Remarks: _____
Posted by: Mark Powell Signature Date of return: _____
Number of Signs: _____

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed Special Exception for the herein described property at the following time and place:

Room 100 of the County Office Building, 111 W. Calvert Street, Baltimore, Maryland 21202 or Room 112, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 at 1:00 p.m. on April 10, 1996.

Case: 96-327-X

Item: 326

SE/S Stevenson Lane, 170' SE of c/l of Haddon Avenue

9th Election District - 4th Councilmanic District

Woodbrook Baptist Church

Special Exception for a columbarium adjacent to the sanctuary

Hearing: Wednesday, April 10, 1996 at 1:00 p.m. in Room 112, Old Courthouse.

For information concerning the hearing, please call 887-3391.

Printed on 14 12/14

CERTIFICATE OF PUBLICATION

TOWSON, MD. 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,
A. Henrickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

016655

96-327-X

DATE: 2/27/96 ACCOUNT: P 061-615-100

AMOUNT: \$ 335.00

RECEIVED Woodbrook Baptist Church

FROM: 150 Special Ex. - 326 Taken by: JEF

OK SIGN - 35 ITEM # 326

FOR: \$335.00

DATE: 2/27/96

VALIDATION OR SIGNATURE OF CASHIER

WHITE: CASHIER PINK: AGENCY YELLOW: CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

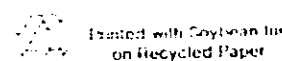
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 326 Petitioner: Woodbrook Baptist Church
Location: 25 Stevenson Lane, Baltimore, MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Richard Ramsey C. Lawrence Jenkins, Jr.
ADDRESS: 25 Stevenson Lane Suite 1400, 111 S. Calvert St.
Baltimore, MD 21202 Balto, MD 21202
PHONE NUMBER: 783-6300



12



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF REASSIGNMENT

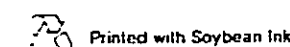
Rescheduled from 4/10/96
CASE NUMBER: 96-327-X (Item 326)
25 Stevenson Lane
SE/S Stevenson Lane, 170' SE of c/l of Haddon Avenue
9th Election District - 4th Councilmanic
Legal Owner: Woodbrook Baptist Church

Special Exception for a columbarium adjacent to the sanctuary.

HEARING: FRIDAY, APRIL 19, 1996 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

cc: C. Lawrence Jenkins, Jr., Esq.
Woodbrook Baptist Church



TO: FUTURE PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:

C. Lawrence Jenkins, Jr., Esq.
111 S. Calvert Street, #1400
Baltimore, MD 21202
783-6300

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in

Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-327-X (Item 326)
25 Stevenson Lane
SE/S Stevenson Lane, 170' SE of c/l of Haddon Avenue
9th Election District - 4th Councilmanic
Legal Owner: Woodbrook Baptist Church

Special Exception for a columbarium adjacent to the sanctuary.

HEARING: WEDNESDAY, APRIL 10, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAURENCE E. SCHWIDY
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in

Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-327-X (Item 326)
25 Stevenson Lane
SE/S Stevenson Lane, 170' SE of c/l of Haddon Avenue
9th Election District - 4th Councilmanic
Legal Owner: Woodbrook Baptist Church

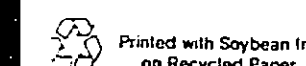
Special Exception for a columbarium adjacent to the sanctuary.

HEARING: WEDNESDAY, APRIL 10, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

cc: C. Lawrence Jenkins, Jr., Esq.
Bapt-McCune-Walther, Inc./Charles Maly, III

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 3, 1996

C. Lawrence Jenkins, Jr.
Woodbrook Baptist Church
Suite 1400
111 S. Calvert Street
Baltimore, MD 21202

RE: Item No.: 326
Case No.: 96-327-A
Petitioner: C. Lawrence Jenkins

Dear Mr. Jenkins:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 18, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 03/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STDP-1103

RE: Property Owner: WOODBROOK BAPTIST CHURCH

Location: SE/S STEVENSON LA. 170' SE OF CENTERLINE (25 WOODBROOK LA. - WOODBROOK BAPTIST CHURCH)

Item No.: 326 Zoning Agenda: SPECIAL HEARING

Gentlemen:

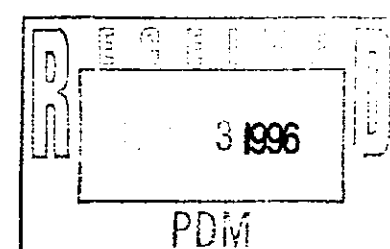
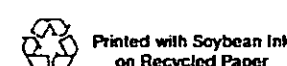
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-8-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 326 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: March 13, 1996

FROM: Arnold P. "Pat" Keller, III, Director, PO

SUBJECT: 25 Stevenson Lane

INFORMATION:

Item Number: 326

Petitioner: Woodbrooke Baptist Church

Property Size:

Zoning: Dr-3.5

Requested Action: Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The proposed columbarium would be incorporated within a new addition to the sanctuary of the church. The subject site is located within a Community Conservation area, Outer Neighborhood, as designated by the Towson Community Plan. The requested Special Exception for an 80 vault columbarium is consistent with the Towson Community Plan; therefore, this office supports the applicant's request.

Prepared by: *Jeffrey M. Long*

Division Chief: *Gary L. Kerns*

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: March 18, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For March 18, 1996
Item No. 326

The Development Plans Review Division has reviewed the subject zoning item. The submitted Schematic landscape Plan generally addresses the landscape issues of the additions and changes. A more detailed review will be forthcoming with the Development Plan Review.

RWB:jfb

cc: File

204228

PETITION PROBLEMS

#326 --- JRF

1. No address for attorney.
2. No telephone number for attorney.

#328 --- JLL

1. Who signed for attorney on Special Hearing petition? Authorization??

RE: PETITION FOR SPECIAL EXCEPTION
25 Stevenson Lane, SE/S Stevenson Lane,
170' SE of C/I of Radon Avenue
9th Election District, 4th Councilmanic
Woodbrook Baptist Church
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-327-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to C. Laurence Jenkins, Jr., Esquire, 111 S. Calvert Street, Suite 1400, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

NILES, BARTON & WILMER
ATTORNEYS AT LAW
400 LEON MASON TOWER
111 S. CALVERT STREET
BALTIMORE, MARYLAND 21202-6185
410-783-6300

March 15, 1996

Mr. Arnold Jablon
Director
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No: 96-327-X (Item 326)
Woodbrook Baptist Church

Dear Mr. Jablon:

I have received notice of the hearing on the subject case which has been scheduled for April 10, 1996. I am scheduled to be out of town that week and would therefore request that the case be set for another date either later in April or early May.

Thank you for your cooperation in this matter.

Very truly yours,

C. Laurence Jenkins, Jr.
C. Laurence Jenkins, Jr.

CLJ/smm
cc: Charles Main, III

4/1/96 JABLON:MM

